

Manitou Annexation

Fact Sheet

What is happening?

The Manitou Annexation Area is a 37-acre unincorporated Pierce County area located on the southwest corner of the city, near Lakewood Drive W. and 66th Street W (see map). This small area is surrounded by the cities of Tacoma and University Place. As one of the unincorporated “islands” in Pierce County, annexation of the Manitou Area to the City of Tacoma is expected by the State Growth Management Act (GMA) and considered a high priority in regional, county and city planning policies.

The City of Tacoma and Pierce County finalized an agreement in late 2021 for the Manitou Area’s annexation to the City of Tacoma. On December 12, 2023 the Tacoma City Council adopted Ordinance 28924 which set an annexation effective date. **On April 1, 2024, residents, properties, and businesses within the Manitou Area will be welcomed as part of the City of Tacoma!**



What does this mean for my taxes, fees, utilities, services, and governance?



Local Government Administration

Many functions and services currently provided by Pierce County would now be provided by the City of Tacoma. This includes things like business and pet licensing, permits and fees, solid waste management, and parking regulation, among others.



Elected Representative

Tacoma City Council Position 5 would represent the neighborhood; Councilmember Joe Bushnell currently serves in this position. Additionally, residents would be served by Tacoma Mayor Victoria Woodards, Deputy Mayor Kristina Walker, and at-large Councilmembers Olgly Diaz and Kiara Daniels. County Councilmember Ryan Mello (District 4) would continue to represent residents at the County level.



Customer Support Center

Citizens can utilize the TacomaFIRST 311 system to ask questions, register complaints, or request for services. To access the system, dial 311 within city limits or (253) 591-5000 from anywhere else, or search online for “Tacoma First 311.” Alternatively, simply download the TacomaFIRST 311 app.



Police, Fire, and EMS

Police services would be provided by the Tacoma Police Department, where they are contracted with the University Place Police Department today. Fire and EMS services that are currently provided by West Pierce Fire & Rescue would be provided by the Tacoma Fire Department.



Roads

The City of Tacoma Public Works Department would take over responsibility from Pierce County Planning and Public Works for maintaining public roads in the neighborhood. Upon annexation, community members can utilize the City’s Customer Service SeeClickFix (or dial 3-1-1) system to submit inquiries related to street use, including street lighting, traffic calming, or roadway safety. Please note that it is anticipated that existing street names and addresses are compatible with Tacoma’s system and will not need to be changed.



Drinking Water

Residential and commercial water service will remain with Tacoma Public Utilities and rates would decrease due to Tacoma Public Utilities’ existing surcharge on unincorporated communities. For more information on water rates visit: <https://www.mytpu.org/payment-billing/rate-information/water-rates>



Solid Waste (Trash/Recycling/Food and Yard Waste)

The City of Tacoma's Waste Management would take over waste management services from LeMay Pierce County Refuse. Tacoma Waste Management customers receive trash and recycling pick-up every other week with food/yard waste picked up on the alternating weeks. Rates are variable based on the size of trash bin selected. For more information visit:

https://www.cityoftacoma.org/government/city_departments/environmentalservices/solid_waste



Addresses

The City of Tacoma does not plan to change street names or house numbers. Tacoma will be used as the city in your address, if not already doing so, and mail should not be impacted.



Land Use and Zoning

The City of Tacoma has adopted the Land Use Designations and Zoning Districts for the area that would become effective upon annexation. By the City's plan, current commercial parcels would be rezoned to C-1 (general neighborhood commercial), multi-family parcels and the mobile home parks rezoned to R4-L (low density multi-family dwelling), and single-family parcels rezoned to R-3 (two-family dwelling). The area is also within the STGPD (South Tacoma Groundwater Protection District), as such, businesses that handle, store, or produce more than ~35 gallons of hazardous substances may require additional permitting through the Health Department. For more information visit: tpchd.org/stgpd



Property Taxes

It is anticipated that property taxes should decrease upon annexation into the City of Tacoma. For example, it is estimated that for a representative single-family home with a median taxable value of \$342,500, a homeowner would save about \$350 per year, after annexation.



Business Licenses and Taxes

Tacoma requires that businesses obtain a Business License from the City, while Pierce County requires for only a few types of businesses. Tacoma business license fees are assessed annually. License fees are based on a business's gross income and are designed to minimize the impact on businesses (particularly small businesses) by offering tiered rates. Fees vary from \$37 to \$2,000. Tacoma also assesses a Business and Occupation (B&O) tax, however, this tax will not be assessed on existing businesses for the first three years after annexation. Sales tax will increase from 10.1% to 10.3%.



Surface Water Management Fee (Stormwater)

Local jurisdictions manage stormwater runoff to reduce flooding and prevent water pollution, billing property owners for this service. Billing for this service will be taken over by the City of Tacoma, upon annexation, and fees for this service would likely increase. For more information visit:

https://www.cityoftacoma.org/government/city_departments/environmentalservices/surface_water



Wastewater (Sewer)

This fee is assessed for customers not utilizing septic. Billing for this service will be taken over by the City of Tacoma, upon annexation, and fees for this service would likely increase. For more information visit:

https://www.cityoftacoma.org/government/city_departments/environmentalservices/wastewater



Libraries

Upon annexation, residents of the Manitou community will be able to continue their use of Pierce County libraries and will also gain access to the Tacoma Public Library system as well. This includes access to additional programs such as the Tacoma Tool Library and other programming.



Neighborhood Council Program

Residents of the Manitou Area will gain additional opportunities for civic participation, including the ability to advise the City on government decisions through the City of Tacoma's Neighborhood Council Program. The Manitou area is within the boundaries of the South Tacoma Neighborhood Council.



Schools

Tacoma Public Schools would continue to serve families in the area.



Electric and Natural Gas

Tacoma Public Utilities provides electric service and Puget Sound Energy provides natural gas service. No rates or providers will change for these services.

For More Information Please Visit:

City of Tacoma's website for "Manitou Annexation" – www.cityoftacoma.org/Manitou